



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: November 4, 2004 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Stephan M. Rodolakis, Vice-Chairman
Jill R. Myers Clerk
Kathleen M. Keohane
Donald F. Naber

Also Present: John D. Perreault, Town Engineer
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

1. Review and Approve Minutes

Mr. Gordon noted to the Board that the September and October Minutes are complete and will be available for review and approval at the Board's December meeting.

2. Signed bills.

3. Meetings and Hearings

7:00 P.M. Board Member Comments

- a) Ms. Keohane said she attended a course on Special Permits and Variances put on by Citizen Planner Training Collaborative (CPTC), and said she enjoyed it. She commented she will next be attending one on the Form A – ANR Plans.
- b) Mr. Gordon commented that on this date, the Town held the re-dedication ceremony for the construction and beautification of the Center of Town. He commended the people who were involved from the Town, the State, the Contractor (Franchi Brothers), as well as State Representative Polito for their roles in this project.

**7:05 P.M. Stonewall Farm (now Adams Farm), Senior Housing
Special Permit and Site Plan Approval
Continued Public Hearing
(Site Plan Approval Deadline: 65 days from close of hearing)
(Special Permit Deadline: 90 days from close of hearing)**

Attending the hearing was Andrew Liston and James Tetreault – the engineers from Thompson and Liston, Associates; Kevin Giblin, Brendon Giblin, and Charles McGregor from Southwoods; and David Adams – the property owner.

Mr. Liston said they made the changes as written in the Engineering comment letter. He said they received the traffic report on this day, and it is a clean report.

Mr. Giblin said they met with two abutters regarding landscaping. He said the following things were agreed on:

- 1) They will do an earth berm;
- 2) They will also give a 20-foot buffer at back of land;
- 3) It will remain in perpetuity and will be in Deed.

Regarding the barn, Mr. Giblin commented that if people living in project show an interest in some sort of community center, they will come back with a plan. He said he wants in the Decision that if a Community Center is built, that it can only be used by the people living in the project.

Regarding erosion control, Mr. Tetreault reviewed an additional erosion control plan. Mr. Giblin gave more detail. They both said this should curtail any wetland problems.

There was discussion on the phasing plans, and Mr. Giblin said marketing-wise, he would like to be able to go to the Town Engineer to build units as they need them and sell them. He said he felt the units nearest Memorial Drive will be the least desirable.

Mr. Tetreault said they want to be able to move the material one time, i.e., move off hill to the fill area where needed – they want to do the cut and fill once, not twice. Mr. Giblin said they want to do the disturbance once, loam and seed area, and then just build units and infrastructure.

Mr. Tetreault listed some of the changes to the plan:

- 1) Working with the Water Department to extend the water line;
- 2) installing a catch basin on the other side of Gold Street;
- 3) reviewed sidewalks and handicap access – there are additional sidewalks and ramps.

Mr. Tetreault further discussed the erosion control.

There was discussion on how the intersection at Independence Lane and Adams Farm Road would be constructed. Mr. Giblin said it would be similar to the Center of Town.

Mr. Giblin reviewed his letter dated October 19, 2004 concerning how many perspective buyers would come from Town, to address concerns of added children moving into town and how that would affect the schools.

Mr. Rodolakis said he “is on board with the lack of phasing plan,” but wants to review the traffic report and hear from the Conservation Commission.

Mr. Gordon listed the following questions:

- 1) Regarding traffic flow – he would like to see no construction vehicles using Gold Street; Mr. Giblin said he will post signs and send letter to suppliers not to use Gold Street. He said he will submit a copy of the letter to the Board. He said he uses the same suppliers he has used for the last 25 years.
- 2) Comment that the internal pump station will remain private and not be taken over by the Town;
- 3) Asked about a small piece of property next to Mr. Thomas’ property – Mr. Giblin said it was considered for use as an for emergency access, etc., during construction of the project. He said if it is not used, they may deed it to Mr. Thomas.
- 4) Regarding drainage calcs submitted to Engineering. Mr. Tetreault reviewed the results. Mr. Gordon expressed concern if when land near existing houses is cut and there is a storm. Mr. Tetreault said this will be brought to Conservation. He said they will not clear cut, only cut as needed.
- 5) Asked if they will use rip-rap or stonewalls. Mr. Giblin said hills will be terraced with stonewalls.
- 6) Regarding detailed logs on detention basins – plans don’t say “reports to Engineering.” Mr. Perreault said typically that will be done through the Conservation Commission.
- 7) Asked about off-site mitigation.
Mr. Giblin listed the following:
 - 1) pump station;
 - 2) extend water down the street;
 - 3) donation possibly to Parks Department.
- 8) Improvements to Gold Street – Mr. Liston said the impression he gets from talking to the neighbors, they seem to want to keep the street the way it is.

David Adams, 66 Gold Street, said he would also like to be considered an abutter to the project, and commented that if money is available he would have some ideas for Gold Street. Mr. Gordon told him to talk to Mr. Giblin.

Tom Alarie, 87 Cherry Street, commented that he has a sewer easement on his property, and asked about the sewer work. He also commented that they are getting an odor from the current sewer pump station now and expressed concern about any additional sewer work. Mr. Gordon explained that this is the reason that the discussion is going on whether to improve or replace the pump station. Mr. Liston said they are working on this. Mr. Giblin said they aware of the problem at the current pump station.

Michael Tuccinard, 54 Gold Street, expressed concern if a community center was built, as it will be near his property.

Jack Collins, 47 Memorial Drive, spoke mostly in favor of this project, and commented that he has had good communication with Brendon Properties, regarding the development of the property.

Mr. Gordon continued the hearing to December 2, 2004, at 7:05 P.M.

**7:10 P.M. Memorial Heights, Preliminary Subdivision Plan
Informal Public Hearing
(Decision Deadline: November 26, 2004)**

Attending the hearing was Mike Harrington – the developer, Attorney Kevin Byrne – the attorney for Mr. Harrington, and Marc Belanger – the engineer from Hannigan Engineering. Mr. Gordon read the comment letters from the Board of Health, the Superintendent of Highway, and the e-mail from Fire Chief.

Attorney Byrne said that Mr. Harrington has a Purchase and Sale Agreement with Robert Borgatti and Attorney Burton Berg. He said Mr. Harrington is proposing to build a three-lot subdivision, and will use a cul-de-sac. He said the homes will be serviced with a force main sewer, with each house using E-1 pumps. He said he can pump to the manhole in Farmington Drive. He commented that detailed calculations have not been run, as this is preliminary.

Mr. Belanger reviewed the waivers, as listed on the plan.

Mr. Naber listed the following issues:

- 1) He asked about the type of pump and the durability – Mr. Harrington said he is using the same company as the Town is for their E-1's.
- 2) He asked if a common driveway was considered – Mr. Harrington said the marketing is better for separate driveways.
- 3) He asked about using wells – Mr. Harrington said he has concerns of possibly hitting ledge out there for water lines, but said if the Town wanted him to tie-in he would.

Mr. Rodolakis commented that it seemed like a lot of work for three lots. He also commented that he's not sure that there is justification for a waiver for the off-set.

Mr. Gordon made the following comments:

- 1) Asked if Lot #3 is "real access" or "illusory access."
- 2) Asked distance from hydrant to farthest house? Mr. Harrington said they would bring a water line down maybe from Hyde Farm.
- 3) Expressed concern about the number of waivers being requested.

A neighbor from Hyde Farm Road expressed concern about the traffic impact in the area.

Mr. Perreault expressed concern for the whole development of the site.

Attorney Byrne asked for a continuance.

Mr. Gordon continued the hearing to December 2, 2004, at 7:10 P.M.

4. New Business

a. Bond Reduction for Southwoods Subdivision

The Board voted to sign the bond reduction, subject to being held in Engineering until they are satisfied with the paving to be done.

4. New Business (Cont'd)

b. Covenant Release for West Hill Homes

Mr. Denoncourt said this is basically a “housekeeping” issue to clear a Title for sale of a home in West Hill Homes. He said Attorney Rod St. Pierre said he will take care of this for the whole subdivision.

**c. Estate of Carl L. Hook, Peter E. Hook and Rosemary Hook
MGL, Chapter 61A, Section 14 – Notice of Sale/Conversion**

Mr. Rodolakis said he didn't think there was enough information on the lot lines to make a determination, and feels the Board should hold for more information. He said because there is more information needed, “the clock isn't running,” for the Board to vote on this.

**d. Informal Discussion with Robert Cole
Senior Housing at North Street and High Street**

Mr. Gordon opened this discussion at 7:05 p.m. at the beginning of the meeting. Attending this discussion were Attorney Robert Cole, Attorney Joseph Cariglia, and George Connors – the engineer from Connorstone Engineering. Mr. Gordon said this will be an informal discussion so Attorney Cole can present preliminary plans for the Highland Hill site, off North Street.

Attorney Cole said that since they will be working their way through the appeal process for the Highland Hill Definitive Subdivision plan, they have been exploring the more profitable senior housing plan. He said he felt that this was a flat piece of property and good for an ‘Over-55.’ He said the location would allow the residents such benefits as being able to walk to the center of Town.

Mr. Rodolakis asked if they would still do the offsite work they agreed to with the subdivision. Attorney Cole said yes, and they would still do the footbridge.

Mr. Connors said the impervious coverage is about the same, drainage is about the same, but the sewer would be some what different. He thought they would be able to file within two months.

5. Old Business

a. Ternberry Subdivision, Completion Schedule

Mr. Rodolakis abstained from this discussion, due to possible conflict of interest.

Attending the discussion was Attorney Kevin Byrne – representing Ternberry, and Jeff Fermon, Treasurer, of First Shrewsbury Associates, of Ternberry.

5. Old Business (Cont'd)

a. Ternberry Subdivision, Completion Schedule (Cont'd)

Attorney Byrne submitted a worksheet which showed an amount of money estimated needed to finish the work. He commented that on Engineering's Field Inspector's (Walter Castagna) punch list, there a few big items to be worked on:

- 1) drainage at the ball field;
- 2) retention pond has not been accepted by the Town; and
- 3) need to do something with the fencing at the entrance.

There was discussion of maybe doing something else with the ballfield area.

The Board agrees to continue discussions to next month to see how much can be resolved with Engineering and other work.

Mr. Gordon continued the discussions to December 2, 2004.

b. Hickory Hill Estates

Attending the discussion was Dale and Steve Anderson – the developers, and Carl Hultgren – the engineer from Quinn Engineering. Also in attendance were homeowners Lawrence and Leann Cheng.

The Chengs expressed concern for the work going on next to their property. They said it is creating disturbance to their property. They said they want a properly operating swale and screening. The Board said maybe something can be worked out where the Andersons can fund, with a capped cost, work to correct the problem.

The Board also said they need to decide if the change that was made on this work was de minimus or if it will need a modification filed.

Mr. Gordon continued the meeting to December 2, 2004, and The Chengs should provide a plan before the meeting of what they would like to see done.

c. Shannon's Woods Subdivision, Completion Schedule

Mr. Denoncourt said that Engineering's Field Inspector, Walter Castagna, confirmed that work is ongoing, and Engineering is satisfied as long as the work continues. He said if the work stops, he will ask them to come into the December meeting.

d. Boston Hill Access Driveway

Mr. Denoncourt Mass. Highway, Boston Office has not approved the final plans, and doesn't know when this will be. The Board agreed that they should come in to the December meeting.

6. Correspondence

- a) Letter dated November 3, 2004, regarding zone change on Route 20.
- b) 2005 Planning Board meeting dates
- c) CMRPC letter dated October 28, 2004, Board should read and review
- d) Notice regarding Route 20, Edgemere Zoning Meeting.

The meeting adjourned at 10:30 P.M.

Respectfully Submitted,

Annette W. Rebovich